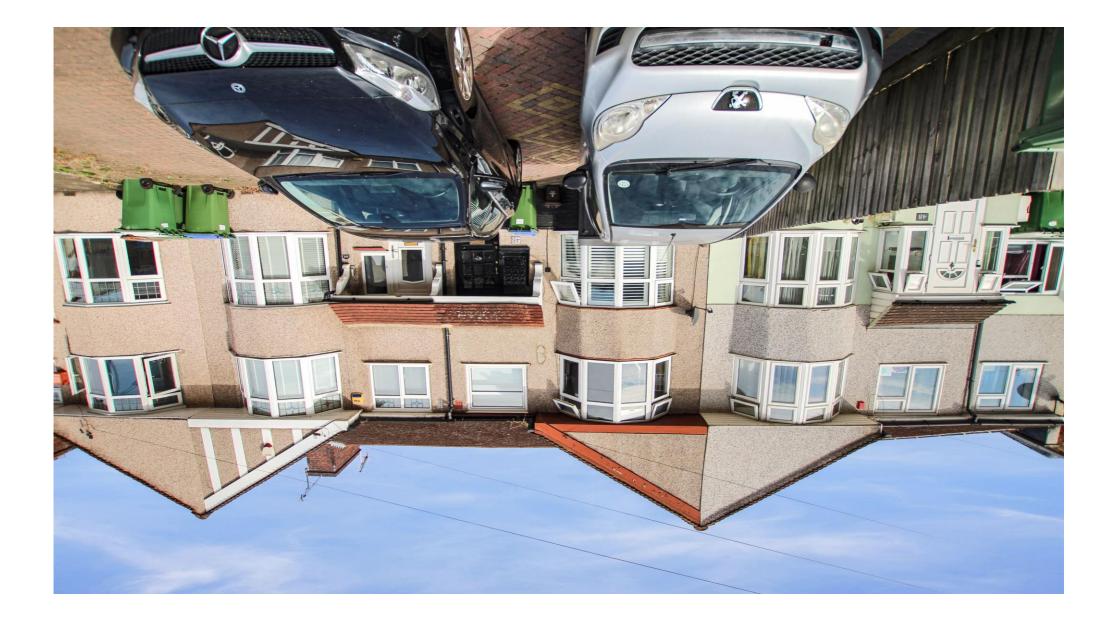
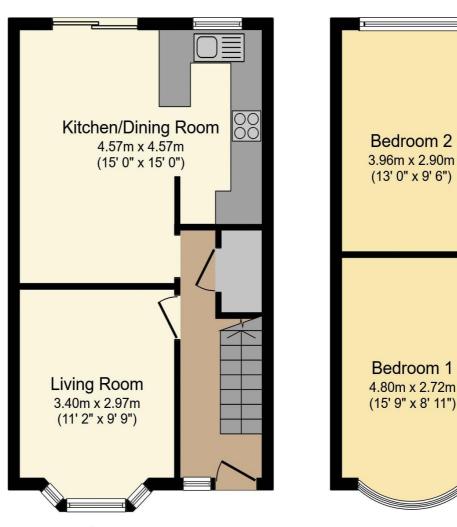
GUIDE PRICE: £450,000 - £475,000 | FREEHOLD 46 FOOTS CRAY LANE SIDCUP KENT DA14 4NR









Energy Efficiency Rating





60-62 High Street, Bexley, Kent DA5 1AH bexley@parkestates.co.uk www.parkestates.co.uk **Ground Floor** 

**First Floor** 

Bathroom 2.34m x 1.80m (7' 8" x 5' 11")

**Bedroom** 3

2.79m x 2.11m (9' 2" x 6' 11")

Total floor area 76.4 sq. m. (822 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Well presented three bedroom terraced house, located just a short walk from all popular local amenities. There is a selection of excellent schools, shops, Albany Park and Sidcup stations, as well as all other transport links. An ideal first time buy or family home, the property comprises of entrance hall, one reception room and a modern fitted kitchen / diner to the rear. To the first floor there is a newly fitted bathroom and three well proportioned bedrooms. Additional benefits to note include south facing rear garden, double glazing, gas central heating, off street parking and shutter blinds. Viewing is highly recommended.

Local Authority: Bexley Council Tax Band: D



